



CITY OF FORT PIERCE  
PLANNING BOARD

APRIL 8<sup>th</sup>, 2024

TEXT AMENDMENT  
ALLOWED USES

## **SUMMARY**

Approval of text amendments to City Code Sec. 125-212 and 125-213.

## **PROPOSED AMENDMENT**

The proposed amendment seeks to cure conflicts, add allowed uses in certain districts, and encourage innovative residential development.

The revised code places emphasis on encouraging the supply of housing through the innovative residential development process. It is intended that partner code amendments to section 125-243. Innovative Residential Developments will be moved forward to further aid the initiative.



## PROPOSED AMENDMENTS

Other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Amusement Centers (State Statues)



ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R 4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I 1	I 2	I 3	O S1	O S2	A 1
-Detached House	P	P	P	P	P	P	P	P	€	€	€	-	€	€	-	-	-	-	-	-	€	-
-Duplex	-	-	-	-	!	€	P	P	€	€	€	-	€	€	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	€	P	P	P	€	€	-	€	€	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	€	P	P	P	€	€	€	-	€	€	-	-	-	-	-	-	-

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## **RECOMMENDATION**

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

## **ALTERNATIVE RECOMMENDATION**

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.

